

FLEX ZONING DISTRICTS
DRAFT FOR DISCUSSION AUGUST 1, 2003

Flex Districts

Flex Districts are designed to promote and guide land use development in areas of the city that have less than 30 percent development. There are 5 zoning districts within this category.

The provisions of Chapter 35 of the UDC of the City of San Antonio shall apply to all Flex Districts. In the event of a conflict between provisions, the more specific shall apply.

§ 35-310.15	"UD"	Urban Development
§ 35-310.16	"RD"	Rural Development
§ 35-310.17	"FR"	Farm and Ranch
§ 35-310.18	"MI-1 "	Mixed Light Industry
§ 35-310.19	"MI-2"	Mixed Heavy Industry

Flex District Outline:

- (a) Purpose
- (b) Uses and Conditions
- (c) Blocks, Lots, Streets, Sidewalks, Parking and Loading
- (d) Parks and Open Space
- (e) Building / Site Design
- (f) Signs
- (g) Buffers
- (h) Riparian Protection
- (i) Master Plan Consistency
- (j) Petroleum and Natural Gas Extraction and Production

Tables and Figures:

- Table 310-1b: Updated Lot and Building Dimension Table
- Table 311-1b: Updated Residential Use Matrix
- Table 311-2b: Updated Non-Residential Use Matrix
- Table 35-310.15(c)(2): Dimension Alternatives for Pre-Existing Lots
- Table 35-310.15(g)(1): Street Classification and Vegetative Buffers
- Table 35-310.15(g)(2): Adjoining Use Buffers
- Table 35-310.15(i)(2): Flex Development Plan (FDP) Application Standards
- Table 35-310.18(c)(5): Building Setbacks for MI-1 District
- Figure 35-310.18 (b)(1)(A): Illustration of Housing Type Mix

35-310.15 Urban Development District (UD)

(a) "UD" Generally

(1) Purpose

The Urban Development (UD) District is established to encourage the development of a land use pattern that encourages compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. The intent is to minimize traffic congestion and environmental degradation while improving the quality of life and promoting the health, safety and welfare of neighborhood communities.

The "UD" District implements the following Master Plan Policies:

- Growth Management Policy 1b: Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.
- Urban Design Policy 1a: Based on a comprehensive land use plan, encourage more intense development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning
- Urban Design Policy 1c: Encourage patterns of urban development that provide a full range of housing choices and promote a sense of community, urban vitality and efficient provision of infrastructure.
- Urban Design Policy 1e: Apply strategies, which will result in all existing and new streetscapes being accessible, safe, and stimulating.
- Urban Design Policy 3b: Plan and develop a citywide system of linear parks and hike and bike trails which incorporate drainage ways and open spaces which link parks, schools, institution, and neighborhoods.
- Urban Design Policy 4c: Create streetscapes, which emphasize both pedestrians and vehicles.
- Urban Design Policy 5i: Develop a safe and convenient pedestrian travel network with sidewalks, walkways, and trails integrated into the transportation system and neighborhood centers.

The "UD" district standards are based on the following principles:

- *Well planned neighborhoods have identifiable centers and edges.*
- *Shopping, recreation and basic neighborhood services are accessible by non-vehicular means in the neighborhoods.*
- *Each neighborhood shall provide a mixed-use neighborhood center accessible by walking no more than ½ mile.*
- *Land use and housing types are mixed and in close proximity to one another, utilizing urban design to facilitate the compatibility of different uses.*
- *Street, block, and building placement patterns encourage pedestrian activity.*
- *Streets are interconnected, forming a network.*
- *Civic spaces and buildings are located on prominent sites.*
- *Parks are evenly distributed throughout neighborhoods – within ¼ mile from the majority of dwelling units.*
- *Schools are located within a 10-minute walk or ½ mile from a majority of the dwelling units in a neighborhood.*
- *Residential development shall be connected to adjacent developments and thoroughfares in as many locations as possible.*
- *A network of interconnecting tree-lined streets should be developed to create several alternative routes through and between neighborhoods and commercial/employment districts.*
- *On-street parking and structured parking is encouraged in commercial areas.*
- *Lakes, ponds, creeks, wetlands and other natural features should be retained in the design and development process.*
- *Significant natural amenities should be fronted by streets or paths rather than privatized in rear yards for at least 30% of their length or circumference.*
- *Street vistas should terminate with views of a primary building or a natural feature.*
- *A continuous pedestrian system should be provided throughout any development.*

(b) "UD" Uses & Conditions

The Urban Development District "UD" is a mixed-use district that allows for development under the size and setback standards as indicated in Table 310-1 unless stated otherwise in this section.

All permitted and specifically permitted uses for "UD" districts are enumerated in Table 311-1b Residential Use Matrix & Table 311-2b Non-Residential Use Matrix.

(1) Single Family Residential Uses

A. Residential development projects in excess of 5 acres shall be required to include a diversity of housing types.

1. Single-family dwellings shall compose 30 to 75% of the total number of dwelling units with at least 10% from each of the following three categories:
 - a. Single family detached dwellings on 6,000 to 10,000 sq ft lots
 - b. Single family dwellings on 5,000 to 5,999 sq ft lots
 - c. Single family detached dwellings on 4,000 to 4,999 sq f lots
2. Other housing types shall compose 25 to 70% of the total number of dwelling units with a minimum of 5% each of at least three of the following six categories:
 - a. Duplexes
 - b. Triplexes or quadrplexes
 - c. Cottages
 - d. Townhouses or rowhouses
 - e. Dwellings above non-residential space
 - f. Multifamily (more than 4, less than 20 dwelling units per building)
3. No block face shall have more than 55% duplexes, triplexes and/or quadrplexes.
4. See illustration in Figure 35-310.15(b)(1)(A)

Figure 35-310.18 (b)(1)(A)



- B. All residential garages accessed by driveways from the front of the house shall be set back at least 5 feet behind the adjacent front façade.
- C. All dwelling units shall have a front entrance articulated by a covered front entry at the front of the house.
- D. At least 70% of the single family housing units along a single block shall have front porches of at least eight feet in depth along at least 30% of the front façade.
- E. The front building set back for single family residential uses shall be located in a "build-to zone". The zone shall be identified as follows:
 - 1. A minimum front setback of (10) ten feet off the R.O.W.; and,
 - 2. a maximum allowable front setback of (15) fifteen feet off the R.O.W.

(2) Multi-Family Residential Uses

Multi-family (apartment) units may be built on any "UD" district zoned property within the following limits.

- 215
- 216 A. Multi-family units may be constructed along any major arterial on the City's
- 217 Major Thoroughfare Plan, or main street or boulevard, as defined by this Code at
- 218 a density of 33 units per acre not to exceed 150 total units nor an average lot
- 219 depth greater than 300 feet. Section 35-414(3e) pertaining to fences for uses
- 220 adjoining certain residential districts shall not apply.
- 221
- 222 B. Multi-family units may be constructed along a collector or avenue not to exceed a
- 223 density of 15 units per acre not to exceed 15 total units nor an average lot depth
- 224 greater than 150 feet. Section 35-514(e) pertaining to fences for uses adjoining
- 225 certain residential districts shall not apply.
- 226
- 227 C. The site plan for a multi-family development shall orientate all ground floor units
- 228 adjacent to the street with their front entries toward the street.
- 229

230

231 **(3) Commercial Uses**

232

- 233 A. Commercial uses as indicated in Table 311-2b (Non-Residential Use Matrix) with
- 234 an aggregate building footprint of 90,000 square feet or greater are permitted on
- 235 any property located fronting on and within 500 feet of the intersection of the
- 236 centerlines of two major thoroughfares (or boulevards, main streets and avenues)
- 237 as defined by the City's Major Thoroughfare Plan in accordance with Table 506-1
- 238 and Table 506-2.
- 239

<p><i>Reference: Sec. 35-506 Transportation and Street Design:</i> Tables 506-1 and 506-2 explain both Conventional and Traditional street classifications.</p>

- 240
- 241
- 242 B. Commercial uses as indicated in Table 311-2b (Non-Residential Use Matrix) with
- 243 an aggregate building footprint of less than 90,000 square feet are permitted to be
- 244 developed on any property located along and within 800 feet of the intersection of
- 245 the center lines of any two major thoroughfares (or boulevards, main streets and
- 246 avenues) as defined by the City's Major Thoroughfare Plan and in accordance
- 247 with Tables 506-1 and 506-2.
- 248
- 249 C. Commercial uses as indicated in Table 311-2b with an aggregate building
- 250 footprint of 6,000 square feet or less are permitted to be developed on any
- 251 property located along and within 200 feet of the intersection of the center lines of
- 252 any two collector streets or avenues as defined in accordance with Table 506-1
- 253 and Table 506-2. The depth shall be a maximum of 150 feet. No drivethrough
- 254 windows are allowed.
- 255
- 256 D. For non-residential property adjacent to a main street, avenue or local street, a
- 257 maximum allowable setback of (15) five fifteen feet off the front property line.

(c) **"UD" Blocks, Lots, Streets, Sidewalks, Parking & Loading Design**

All blocks, lots, streets and sidewalks shall be designed in accordance with Chapter 35 Article 5 of the UDC with the following exceptions: (Where the exceptions conflict with Article 5 the more restrictive of the two shall apply.)

- (1) Blocks. All blocks shall have a maximum length of (800) eight hundred feet.
- (2) Lots.
 - A. All lots shall comply with the dimension provisions of Table 310-1b.
 - B. Property legally platted and/or subdivided by instrument recorded in the Bexar County Land Records prior to October 4, 2003 may elect develop residential units under the standards referenced in Table 35-310.15 (c)(2)b.

Table 35-310.15 (c)(2):
Dimension Alternative for Pre-Existing Lots

Minimum Parcel or Lot Size (sq ft)	Minimum Front Setback (ft)	Minimum Side Setback (ft)	Minimum Rear Setback (ft)	Maximum Bldg Height
4,000	10	5	20	25 ft / 2.5 stories
5,000	10	5	20	25 ft / 2.5 stories
6,000	10	5	20	25 ft / 2.5 stories
20,000	10	5	30	25 ft / 2.5 stories
43,560	15	5	30	25 ft / 2.5 stories
10 acres	15	5	30	25 ft / 2.5 stories

- (3) Streets.
 - A. All streets shall be built to the Traditional Design classification categories described in §35-506(C) (Table 506-2) and standards in Sec. 35-506(D) (Table 506-4).

*Reference: Sec. 35-506 Transportation and Street Design:
Distinguishes Traditional Street Design from Conventional Street Design.*

- B. No gated streets are allowed.

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- C. All Streets shall have an internal connectivity ratio of 1.7. The formula for calculating the ratio is found in 35-506(e).

Reference: Sec. 35-506 Transportation and Street Design:
Current standards require a connectivity of 1.2

- D. Access points for commercial uses may be no greater than 30 feet in width. Shared driveway approaches between adjacent properties is permitted.

- E. Residential driveway aprons shall be no wider than 15 feet and driveways shall be no wider than 12 feet until they are five feet past the adjacent front building face.

(4) Sidewalks and Pedestrian Circulation.

- A. For commercial uses:

1. At least one direct pedestrian route shall be provided within the parking lot from the building to the furthest edge of the parking lot. The pedestrian route shall be separated from the parking stalls and drive lanes with a combination of landscaping and edging to protect pedestrians from the vehicular traffic flow in the parking lot. Where the pedestrian route crosses drive lanes the pedestrian path shall be clearly striped to warn vehicle drivers of the pedestrian crossing.
2. Direct access from the public sidewalk shall be provided into buildings, unless the building fronts a plaza, green, or courtyard.

(5) Parking & Loading.

- A. Minimum parking space provisions shall not apply.

Reference: Sec. 35-526 Parking and Loading Standards

- B. No more than 50% of the off-street parking area shall be located within the street yard.

- C. Surface parking lots shall be designed to screen parked cars from the public sidewalk and create a continuous edge on all public frontages by using one or a combination of the following:

1. Building face
2. Low wall (24" to 48"), canopy structure, or fence (no wooden fences) constructed of material similar to the building
3. Retaining wall

- 4. Street furniture
- 5. Landscaping

D. Parking structures shall provide clearly defined pedestrian access and be screened by one or more of the following.

- 1. placement of the parking structure on the interior of the site,
- 2. liner buildings that front the street(s)
- 3. ground floor retail
- 4. a minimum of a Type B buffer yard (see Table 510-2)

Reference: Sec. 35-510 Landscaping and Tree Preservation (buffer requirements)
Reference: Sec. 35-511 Landscaping and Tree Preservation (screening and shading)

E. On-street parking shall be allowed within commercial use areas.

F. Service/loading areas shall have an articulated screening wall to shield trucking activities from pedestrian areas.

G. Loading areas and service driveways shall adjoin alleys or parking areas to the rear or the principal building and shall be hidden from streets, parks, squares, and pedestrian spaces.

H. Bicycle parking shall be provided within 50 feet of the primary building entrance and at least every 150 feet along the length of the facade in developments with multiple tenants that have separate entrances. Bicycle parking shall be provided through bicycle storage racks. Bicycle parking shall not be located behind any wall, shrubbery, or other visual obstruction.

Reference: Sec. 35-526 Parking and Loading Standards
Section (k) contains reference to current bicycle parking standards

(d) "UD" Parks & Open Space

- (1) Dedication. Park dedication will be at the ratio of (1) one acre per (100) one hundred dwelling units. Development of properties less than 100 dwelling units shall pay a fee in lieu of land dedication.

Reference: Sec. 35-503 Parks and Open Space Standards

(e) "UD" Building/Site Design

(1) Facades. Windows and clearly marked public entries that allow for visibility into the commercial building or store and accessibility from the street shall be provided along at least 50% of the length of the first floor street frontage.

(2) Articulation. Buildings shall be articulated so that facades which face public streets and exceed 40 feet in horizontal length shall include design elements such as:

- A. texture
- B. canopies
- C. projections or indentations
- D. vertical expression of structural bays
- E. roof design

(3) Building Orientation. The primary façade of all buildings within 35 feet of the right-of-way shall front a public street, unless they front a plaza, green or a courtyard.

(4) Outdoor Storage

A. Mechanical Equipment and Trash Receptacles

Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened from view from streets, parks, squares, and pedestrian spaces. Exterior screening materials shall be the same as the predominant exterior materials as the principal building.

Trash receptacles, garbage areas, and storage areas shall be hidden from streets, parks, squares, and pedestrian spaces through strategic placement and shall be screened in accordance with §35-511(c).

(5) Lighting

A. Lighting for pedestrian ways shall be provided that is low scaled for walking. The position of the lamp in a pedestrian-way light shall not exceed 15 feet in height above the ground.

B. Flashing lights, rotating lights, and chaser lights are prohibited.

C. Lighting shall be placed and shielded so as to direct the light on the site, away from adjoining properties, and to not cause glare for motorists.

D. Outdoor lighting fixtures shall be cutoff fixtures to reduce glare and limit uplight. The mounting height of all outdoor lighting, with the exception of outdoor sports

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field lighting and outdoor performance area lighting, shall not exceed 20 feet measured from grade at the base.

- E. All outdoor sports field and outdoor performance area lighting fixtures shall be equipped with a glare control package (louvers, shields, or similar devices.) The fixtures must be aimed so that their beams are directed and fall within the primary playing or performance area.
- F. Building illumination and architectural lighting shall be indirect in character, with no light source visible. Architectural lighting, where used, shall articulate and animate the particular building design, as well as provide the required functional lighting for safety of pedestrian movement. Wall pack fixtures shall be cutoff fixtures.

*Reference: lighting currently addressed in Sec. 35-526 Parking and Loading Standards
Sec. 35-526(e)(4) states "Facilities shall be arranged so that the source of light is concealed from public view and from adjacent residential properties and does not interfere with traffic."*

(f) Signs

The provisions of Chapter 28 of the City Code pertaining to Signs and Billboards shall apply, provided that in the event of a conflict between the provisions of this district and Section 28, the most specific provisions shall apply.

*Reference: Chapter 28 of the City Code
Regulates signs and billboards*

- (1) Signs shall only advertise the service, product or business on the site on which it is installed.
- (2) Signs shall be designed to be compatible in style and character with the primary structure on the site.
- (3) No florescent colored, reflective surfaces, blinking lights and/or rotating or moving parts shall be permitted on a sign.
- (4) Wall signs. See Table 35-310.15(f)(4)

TABLE 35-310.15(f)(4)

MAXIMUM ATTACHED SIGN MESSAGE AREA

The maximum allowable sign area, as a percentage of the area of each building elevation, for attached signs along all street frontage shall be as follows, provided that each occupancy that has a separate and distinct public entrance located on an Arterial Type B street shall be allowed a minimum of fifty (50) square feet of sign message area, each occupancy that has a separate and distinct public entrance located on an Arterial Type A street shall be allowed a minimum of seventy five (75) square feet of sign message area, and each occupancy that has a separate and distinct public entrance located on an Expressway shall be allowed a minimum of one hundred (100) square feet of sign message area.

A. Arterial Type B	15%
B. Arterial Type A	
(1) cabinet sign	10%
(2) channel letters raised or incised	15%
(3) painted or flat sign	15%
C. Expressway	
(1) cabinet sign	15%
(2) channel letters raised or incised	20%
(3) painted or flat sign	15%

- 459
- 460 (5) One monument sign not to exceed six (6) foot in height and 32 square feet of sign area
- 461 per side for single tenant sign, or eight (8) feet in height and 50 square foot of area per
- 462 side for a multi-tenant sign shall be permitted per parcel or platted lot. Pole mounted
- 463 signs shall not be allowed, with the exception of directional signs not exceeding three (3)
- 464 feet in height and four (4) square feet in sign area per side are permitted.
- 465
- 466 (6) Externally illuminated signs shall be illuminated only with steady, stationary, shielded
- 467 light sources directed solely onto the sign without causing glare. Light bulbs or lighting
- 468 tubes used for illuminating a sign shall not be visible from the public right-of-way.
- 469
- 470 (7) Prohibited signs:
- 471
- 472 A. Animated, moving, flashing, or rotating signs
- 473
- 474 B. Signs which utilize intermittent or flashing illumination devices; which change
- 475 light intensity, brightness or color, or which are constructed and operated so as to
- 476 create an appearance of motion.
- 477
- 478 C. Off-premise signs
- 479

D. Roof signs

E. Signs in public rights-of-way.

- (8) Temporary signs. Banners, pennants, streamers, and balloons (1) foot in diameter may be used as temporary advertising for a maximum duration of thirty (30) days each six (6) months. Permits in accordance with Chapter 28 are required for temporary signs more than fifteen (15) square feet in size.

(g) "UD" Buffers

- (1) Buffer Requirements for "UD" districts shall be in addition to the requirements set forth in Section 35-510 pertaining to Buffers.

<i>Reference: Sec. 35-510 Landscaping and Tree Preservation</i>

- (2) Any property adjoining a collector, primary or arterial street, or freeway must comply with the minimum vegetative buffer yard requirements set forth below in Table 35-310.15 (g)(1). No fence or wall can be substituted for the vegetative buffer yard requirement. A Type N Buffer may be substituted for the buffer yard requirement to encourage the preservation of natural vegetation.

Table 35-310.15 (g)(1)
Street Classification and Vegetative Buffers

Adjoining Street Classification*	Minimum Vegetative Buffer Yard Requirement	Vegetative Buffer Yard Type
Collectors or Avenues **	15 feet from any property line adjoining a collector street	C or Option C or N No fence, wall or berm is required.
Primary and Secondary Arterials or Main Streets, or Boulevards	25 feet from any property line adjoining a primary or secondary arterial street	D or Option D or N No fence, wall or berm is required.
Freeways or Parkways	30 feet from any property line adjoining a freeway	E or Option E or N No fence, wall or berm is required.

* As described in Table 506-1, Table 506-2, and pursuant to the Major Thoroughfare Plan

** Only applicable to MI-1 and MI-2 Districts.

Reference: Sec. 35-506 Transportation and Street Design:
Tables 506-1 and 506-2 explain both Conventional and Traditional street classifications.

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- (3) Buffer requirements for adjoining uses or zoning districts are set forth below in Table 5- 310.15 (g)(2).

Table 35-310.15 (g)(2)
Adjoining Use Buffers

Use or Zoning District	Adjoining Use or Zoning District									
	SF	MF < or = 15 du	MF > 15 du	C - O < 3,000*	C - O 3,001-10,000*	C - O 10,001-45,000*	C - O 45,001-90,000*	C - O > 90,000*	L, I-1, I-2	MI-1, MI-2, FR
SF	na	A	B	A	B	C	D	E	F	F
MF < or = 15 du	A	na	B	A	C	C	C	E	F	F
MF > 15 du	B	B	na	A	C	C	C	D	F	F
C - O < 3,000*	A	A	A	na	A	B	B	B	E	E
C - O 3,001-10,000*	B	C	C	A	na	na	na	na	D	D
C - O 10,001-45,000*	C	C	C	B	na	na	na	na	C	C
C - O 45,001-90,000*	D	C	C	B	na	na	na	na	C	C
C - O > 90,000*	E	E	D	B	na	na	na	na	C	C
L, I-1, I-2	F	F	F	E	D	C	C	C	na	na
MI-1, MI-2, FR	F	F	F	E	D	C	C	C	na	na
* Commercial or office aggregate building footprint										
Type N or "Option" buffers may be utilized										

*Reference: Sec. 35-510 Landscaping and Tree Preservation: Buffers
Table 510 lists current buffer requirements between uses and along streets.*

(h) "UD" Natural Resource Protection

(1) Riparian

A. Floodplain protection buffer. The purpose of the floodplain protection buffer shall be to:

1. Protect natural storm water management provided by rivers, creeks, and wetlands.
2. Protect surface water and groundwater quality.
3. Protect water-dependent aquatic and terrestrial wildlife corridors
4. Maintain natural vegetation needed to protect the floodplain and provide wildlife habitat.
5. Protect wetlands under Federal jurisdiction that exist with the floodplain buffer
6. Protect the Carrizo-Wilcox Aquifer Recharge Zone

*Reference: Riparian Buffers not currently addressed in UDC.
Whereas the FloodPlain Ordinance (Sec. 35-460 and Appendix F) and the Stormwater Ordinance (Sec. 35-504) protect people and development from the hazards of flooding; the riparian buffer is designed to protect the natural function and beauty of the riparian area from the hazards of development.*

B. Buffer width. A riparian protection buffer shall be required within and around the regulatory 100-year floodplain. The buffer shall be a minimum of 150 feet from the outer limit of the regulatory 100-year floodplain. Additional buffer shall be required for slopes greater than 15% within the regulatory floodplain. Slopes ranging from 15% to 25% shall add 25 feet. Slopes greater than 25% shall add 50 feet.

C. Riparian protection buffer. No building shall be placed or excavation be conducted within the riparian protection buffer. No riparian protection buffer shall be cleared, graded, filled, or subject to construction provided, however, that rights-of-way for Trails, any Streets needed to provide access to the property and water, sewer, electric, or cable lines may be cleared. The width of rights-of-way for Streets or Trails in the Riparian protection buffer shall be restricted to the minimum as designated in the Transportation Standards, Section 35-506 (d).

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- D. Drainage channels and watercourses. Drainage channels and watercourses, with the exception of streets, located within the buffer yard shall be of earthen construction only. A retention or a detention facility may be located within the buffer yard, provided that it is of earthen construction and is screened with vegetative screening. Modifications to existing earthen channels and watercourses or newly created open channels or retention/detention facilities shall be designed with earth and sodded to enhance the rural aesthetic character or habitat value and shall be constructed and maintained in accordance with Section 35-504(h).
- E. Maintenance. In riparian protection buffers where ongoing maintenance is required, the drainage easements shall be maintained in accordance with Section 35-504 (d) (3). Native vegetation shall be preserved within all drainage easements except that portion of the channel to be used for storm water conveyance wherein all vegetation will be removed if it obstructs or retards the desired flow of water. Ground cover plantings to prevent soil erosion must be used to supplement native vegetation. New earthen channels shall be planted with drought resistant, low growth, native species grasses, which will allow unobstructed passage of storm water, and shall be maintained in accordance with Section 35-504 (h).
- F. Conservation easements. An owner may transfer a perpetual easement to a private, non-profit organization, among whose purposes it is to conserve open space, floodplain areas, and/or natural resources (such as a land conservancy) as provided in Section 35-503 (f) (5).
- G. Fifty (50) percent of the development rights that fall with Riparian Buffers may be transferred, in accordance with Section 35-361 "Transfer of Development Rights". A Riparian Buffer shall be considered a "Critical Area" and may be transferred to the receiving districts referenced in 35-361(b) or the following "receiver sites:"
- a. Adjacent property under the same ownership not located in Flex Zoning Districts (conditional zoning required for the transfer of development rights),
 - b. Any property within the Flex Zoning Districts without a conditional zoning being required.

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i) “UD” Master Plan Consistency

Application of the “Flex” districts shall be consistent with the City Council adopted Master Plan governing the subject area. Within the “Flex” district, a land owner may develop any parcel or combination of parcels greater than 20 acres in size as a Flexible Development Plan (FDP) if such FDP complies with the goals and objectives of the city’s comprehensive Master Plan, the development standards and criteria set forth in Section 35-341 for a Mixed Use District, and the development standards referenced in Table 35-310.15(i)(2).

The use of a “FDP” under this provision shall be considered in compliance with the adopted Master Plan and requires only ministerial approval of the Master Development Plan (35-412) by the Planning Director.

1. The criteria for approving an “FDP” shall be as follows:
 - A. An “FDP” designed to meet the provision of “TND” development as provided in 35.207 shall be permitted, or
 - B. An “FDP” is permitted provided that it is designed to meet:
 1. the “MXD” zoning district locational criterion that requires a mix of retail, office, services and residential uses located within a maximum radius of one-quarter (1/4) of a mile; and
 2. the conditions listed in Table 35-310.15 (i)(2)

Table 35-310.15(i)(2)	Flex Development Plan Application in Flex Zoning Districts			
	UD	RD	FR	MI-1, MI-2
General- Connectivity	Interconnecting streets shall be developed to create several alternative routes traversing adjacent residential uses, retail, office and service developments.			
	Adjacent commercial and residential developments shall be connected so that effective vehicular and pedestrian access is achieved.			
General – Residential uses	Residential uses are optional.	Both single family and multi family uses are permitted.	Residential density shall not exceed one (1) dwelling unit per five (5) acres. Multifamily uses are not permitted.	No residential uses are permitted.

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	Live –work units and residential uses over ground floor commercial uses in the same building are permitted.	Live –work units and residential uses over ground floor commercial uses in the same building are permitted.	Not applicable.	
Standards referenced in UD District	UD	RD	FR	MI-1, MI-2
(b)(1)Single Family Residential Uses	Applies only if residential uses are built.	Not applicable.		
(b)(2) Multi-Family Residential Uses	Applies only if residential uses are built.	Not applicable.		
General – Location of Commercial Uses	Commercial uses with an individual building footprint of 90,000 square feet or greater are permitted at the intersection of Interstate Highways and primary arterials (boulevards) or higher street classification.			
Standards referenced in UD District	UD	RD`	FR	MI-1, MI-2
(b)(3) Commercial Uses	Only D shall apply (15 foot maximum setback adjacent to main street, avenue or local street)	Not applicable.		
(c) (1) Blocks	Applies.	Not applicable.		
(c) (2) Lots	Not applicable			
(c) (3) Streets	All apply .	All apply, with the following exceptions: 1) TND street standards apply only to major thoroughfares, main street, boulevards and parkways, and 2) connectivity ratio shall be 1.5.	All apply with the following exceptions: 1) exempt from TND street standards, and 2) connectivity ratio does not apply.	
(c) (4) Sidewalks and Pedestrian Circulation	All apply.			
(c) (5) Parking and Loading	All apply.			
(d) Parks and Open Space	Applies.			Not applicable.
(e) Building/Site Design	All apply.			
(f) Signs	All apply .			
(g) (1) &(2) Buffers	All apply, except for uses adjoining collector streets.			All apply.
(h) Natural Resource Protection	All apply.			
(j) Petroleum and Natural Gas Extraction and Production	All apply.			

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Standards Referenced in MI-1 District	UD	RD	FR	MI-1, MI-2
(c) (3) Minimum building setback requirements.	Not applicable.			Applies.
(c) (4) Wireless communication tower setback	Applies.			
(e) Building Design and Articulation	All apply.			

(j) **"UD" Petroleum and Natural Gas Extraction and Production**
- (same as "MI-1" district)

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35-310.16 Rural Development District (RD)

(a) "RD" Generally

(1) Purpose

The Rural Development District ("RD") is established to encourage the development of a land use pattern that reflects rural living characteristics by encouraging low density, single family residential land use patterns with limited commercial uses placed in a manner that conserves open land. The "RD" district serves as a buffer between more urbanized, denser development, and significantly rural, open, or agriculturally oriented land use patterns.

The "RD" District implements the following Master Plan policies:

- Growth Management Policy 1b: Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.
- Urban Design Policy 1a: Based on a comprehensive land use plan, encourage more intense development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.
- Urban Design Policy 1c: Encourage patterns of urban development that provide a full range of housing choices and promote a sense of community, urban vitality and efficient provision of infrastructure.

(b) "RD" Uses & Conditions

1. All permitted and specifically permitted uses in the "RD" district are enumerated in Table 311-1b Residential Use Matrix and Table 311-2b Non-Residential Use Matrix unless otherwise provided for in this section.
2. Development dimensions standards are illustrated in Table 310-1b

(1) Single Family Residential Uses

- A. Single family development projects shall have a minimum lot size of 43,560 sq. ft. (one acre) unless otherwise permitted below.
- B. A density bonus shall be allowed when property developed as a Conservation Subdivision subject to the following requirements:
1. Fifty percent (50%) of the property is contained within a conservation easement for agricultural land, ranch land, or open space;
 2. The remaining 50% of the property may be developed up to a maximum density of 11 units per acre.
 3. The residential units shall be developed in conformance with the housing types and lot configuration referenced in Table 203-1, Columns B (for RP, RE, and R20 districts) and column C (for R-6, RM-6, R-5, RM-5, R-5, RM-4).
 4. Building and lot dimensions shall conform to Table 35-310.15 (c)(2)

Example: On a 50 acre lot, this would result in a maximum density of 275 dwelling units on 25 acres with the remaining 25 acres in a conservation easement.

Comparison: A standard "RD" development would allow 50 units on a 50 acre lot compared to the 275 units allowed in a Conservation Subdivision.

*Reference: Sec. 35-203 Conservation Subdivision
Includes Table 203-1 for acceptable Lot Configurations
Subsection (j) contains provisions for permanent primary and secondary conservation areas.*

(2) Multi-Family Residential Uses (Multi-family/apartment uses are not permitted in the "RD" district)

(3) Commercial Uses (same as for a "UD" district)

(c) "RD" Blocks, Lots, Streets, Sidewalks, Parking & Loading Design

All blocks, lots, streets and sidewalks shall be designed in accordance with Chapter 35 Article 5 of the UDC with the following exceptions: (Where the exceptions conflict with Article 5 the more specific of the two shall apply.)

- (1) Blocks - (does not apply)
- (2) Lots - (same as for a "UD" district)
- (3) Streets -
 - A. Streets to be built to 35-506(c and d).(same as "UD" District but shall apply only to main streets, boulevards and parkways or major thoroughfares)
 - B. Gated streets (same as "UD" District)
 - C. Connectivity ratio (does not apply)
 - D. Access points (same as "UD" District)
 - E. Residential driveways (does not apply)
- (4) Sidewalks and Pedestrian Circulation - (same as for a "UD" district)
- (5) Parking & Loading - (same as for a "UD" district)
- (d) "RD" Parks & Open Space - (does not apply)**
- (e) "RD" Building/Site Design**

Buildings set back 35 feet or less from common property lines with street rights-of-ways shall comply with the standards for "UD" districts. Buildings in "RD" districts set back more than 35 feet from common property lines are exempt from these provision with the exception of the following:
- (1) Lighting - (same as for "UD" district except A, B, and C do not apply)
- (f) "RD" Signs - (same as for "UD" district)**
- (g) "RD" Buffers - (same as for a "UD" district)**
- (h) "RD" Natural Resource Protection - (same as for a "UD" district)**
- (i) "RD" Master Plan Consistency - (same as for a "UD" district)**
- (j) "RD" Petroleum and Natural Gas Extraction and Production**

- (same as "MI-1" district)

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35-310.17 Farm & Ranch District (FR)

(a) "FR" Generally

(1) Purpose

The Farm and Ranch District "FR" is intended to preserve rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses.

The "FR" district provides areas for agricultural operations and natural resource industries. These districts are composed mainly of un-subdivided lands that are vacant or in agricultural uses with some dwellings and some accessory uses.

"FR" zoning protects and preserves valuable agricultural areas, implements agricultural and natural resource protection, preserves rural areas, and identifies areas appropriate for agricultural preservation. The "FR" District may be used to establish and buffer low intensity uses along streams, floodplains, and similar environmentally sensitive areas.

The "FR" District implements the following policies of the Master Plan:

- Growth Management, Policy 1b: Distribute land uses to meet the physical, social, cultural, economic and energy needs of present and future populations.
- Natural Resources, Policy 2b: Assist in the development of a comprehensive, regional natural resources plan.
- Natural Resources, Policy 2d: Preserve the integrity of the natural settings of neighborhoods, communities, open spaces and parks, and develop clear procedures for their enforcement.
- Urban Design, Policy 1a: Based on a comprehensive land use plan, encourage more intensive development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.

(b) "FR" Uses & Conditions

The uses for "FR" districts are enumerated in Section 35-311, Table 311-1b & Table 311-2b. Multi-family (apartments) are not permitted in "FR" districts

(1) Single Family Residential Uses (see Table 311-1b & 311-2b)

- A. Accessory Detached Dwelling Units (ADDU) are permitted in the "FR" districts under the following conditions:

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- 803
- 804 1. Each property is permitted a maximum of two ADDUs.
- 805
- 806 2. The total square footage for each ADDU shall not exceed 1200 square feet
- 807 or be less than 300 square feet.
- 808
- 809 3. An ADDU may not contain more than three (3) bedrooms.
- 810
- 811 4. The owner is not required to occupy either the principal dwelling unit or
- 812 an ADDU on the property as a primary residence.
- 813

Reference: Sec. 35-371 currently regulations accessory dwelling units as a supplemental use.

814

815

816 B. Other Accessory Structures

817

- 818 1. An "FR" property is permitted a maximum of 5,000 total square feet for
- 819 accessory structures, not including permitted ADDUs, for every twenty-
- 820 five (25) acres.
- 821
- 822

Reference: Sec. 35-370 currently regulations accessory use structures (that are not used as a dwelling unit) as a supplemental use.

823

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825 C. Building setbacks are enumerated in Table 310-1b

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D. Density bonus. Increases in density under the "FR" district will be allowed with the following conditions:

1. Seventy-five percent (75%) of the property is contained within the conservation easement for agricultural land, ranch land, or open space,
2. The remaining 25% of the property may be developed up to a maximum density of two (2) units per acre.
3. The residential units shall be developed in conformance with the housing types and lot configurations referenced in Table 203-1, Column B (for RP, RE, and R20 Districts).
3. Building standards shall conform to Table 35-310.15 (c)(2)

Example: On a 100 acre lot, this would result in a maximum density of 50 dwelling units on 25 acres with 75 acres in a conservation easement.

Comparison: A standard "FR" development would allow 4 units on a 100 acre lot compared to the 50 units allowed in a Conservation Subdivision.

*Reference: Sec. 35-203 Conservation Subdivision
Includes Table 203-1 for acceptable Housing Types and Lot Configurations*

(2) **Multi-Family Residential Uses** (Multi-family/apartment uses are not permitted in the "FR" district)

(3) **Commercial Uses** - All non-residential uses must be agriculturally related and enumerated in Table 311-2b Non-Residential Use Matrix.

A. **Village Center Option.** Table 311-2b indicates uses that may be permitted in a Village Center. The standards are the same as the "MI-1" district Sec. 35-310.18(b)(3).

(c) **"FR" Blocks, Lots, Streets, Sidewalks, Parking & Loading Design**

All blocks, lots, streets and sidewalks shall be designed in accordance with Chapter 35 Article 5 of the UDC with the following exceptions: (Where the exceptions conflict with Article 5 the more restrictive of the two shall apply.)

(1) Blocks - (does not apply)

- (2) Lots -
- A. All lots shall comply with the provisions of Table 310-1b. The minimum lot size shall be 25 acres.
- B. Pre-existing lots -- (same as for a "UD" district)
- (3) Streets - (does not apply)
- (4) Sidewalks and Pedestrian Circulation - (does not apply)
- (5) Parking & Loading - (same as for a "UD" district, agricultural related uses are exempt from requirements)
- (d) "FR" Parks & Open Space - (does not apply)**
- (e) "FR" Building/Site Design & Articulation - (does not apply)**
- (1) Lighting - (same as "UD" district except A, B, C, and F apply only to Village Center)
- (f) "FR" Signs - (same as "UD" district)**
- (g) "FR" Buffers - (same as "UD" district except Table 310-15 (f)(1)a does not apply)**
- (h) "FR" Natural Resource Protection - (same as for a "UD" district)**
- (i) "FR" Master Plan Consistency -**
(same as for a "UD" district provided that the residential density is one (1) dwelling unit per five (5) acres)
- (j) "FR" Petroleum and Natural Gas Extraction and Production -**
(same as "MI-1" district)

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35-310.18 Mixed Light Industrial "MI-1"

(a) "MI-1" PURPOSE

The Mixed Light Industrial District (MI-1) is established to encourage the development of mixed agricultural, commercial and light industrial uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building, and circulation systems.

These districts are located for convenient access from existing and future arterial thoroughfares and railway lines. Furthermore, these districts shall protect and enhance the rural character of the area, attract sources of economic development and growth, promote clean industry, and minimize the adverse effects to adjacent uses.

The "MI-1" District implements the following goals and policies of the Master Plan:

- Support and encourage efforts to diversify the economic base of San Antonio. (Economic Development, Policy 1e)
- Promote the safe storage of hazardous materials in locations that do not endanger neighborhoods. (Natural Resources, Policy 1g)
- Achieve a sustainable balance between the conservation, use and development of San Antonio's natural resources. (Natural Resources, Goal 3)
- Encourage retention of the 100-year floodplains as natural drainage ways without permanent construction, unnecessary straightening, bank clearing, or channeling. (Natural Resources, Policy 1d)
- Develop urban design policies and standards which integrate and coordinate planning for historic and cultural resources, public facilities and services, and private development, infrastructure, transportation, arts and cultural resources, libraries parks and recreation, health and human service facilities. (Urban Design, Policy 1b)

(b) "MI-1" Uses & Conditions

The Mixed Industrial Light "MI-1" district permitted uses are enumerated in Table 311-2b.

- (1) Single Family Residential Use** - "MI-1" districts do not allow single family residential uses other than on-site caretakers.
- (2) Multi-family Residential Use** - (see Table 311-2b)

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- (3) **Commercial Uses** - (Village Center Required) Table 311-2b indicates uses that may be permitted, provided such sites are designed as a Village Center in accordance with the standards below.
- A. The minimum lot frontage requirement of Village Centers shall be 300 feet.
 - B. The ground floor to area ratio (FAR) of Village Centers shall not exceed 35%. The GFA shall include the plaza, square or public open space.
 - C. A minimum of three individual buildings is required for Village Centers.
 - D. Village Centers shall be no less than two (2) acres and shall be located on an arterial street or an expressway.
 - E. Village Centers shall not be located within a radius of forty-five percent (45%) of the length of the roadway section between the intersection of two major arterial streets or higher classification whichever is greater measured from the centerline where two major arterial streets or higher classification intersect.
 - F. Site plan of Village Centers shall be pedestrian oriented with sidewalks and walkways connecting buildings, plazas and parking.
 - G. All buildings of Village Centers shall have their principal entrance opening to the plaza, green or other public open space.
 - H. Shared internal driveway access shall be required for Village Centers.
 - I. No parking shall be permitted in the front street yard of a Village Center.
 - J. Parking for Village Centers shall be located at the sides and rear of buildings. parking requirement shall be 1 space per 500 GFA.
 - K. At least two pedestrian-oriented features of a Village Center shall be provided in the public open space area: a. seating, b. ornamental lamp posts, and c. native shade trees.
 - L. At least two of the following urban design features shall be provided in the public open space area of a Village Center: a. drinking fountains, b. a bandstand or a gazebo, c. arbors, d. awnings or canopies, e. ornamental fountains, f. trellises with native plants, or g. beds of native plants.
 - M. The buildings of a Village Center shall be oriented around a green, plaza, or other public open space. Public open space shall not be less than 5% of the total acreage. The 5% requirement shall include only those sidewalks and walkways that adjoin or are located in the open space.

- (4) Exceptions to the Commercial Village Center. - The following single commercial uses may be located completely within 250 feet from the centerline where: a. arterial streets or expressways intersect; or b. where main streets, boulevards, or parkways intersect: auto and light truck repair, auto state vehicle inspection, gasoline station, convenience store, and restaurant. The maximum building size (individual) shall not exceed 3,000 square feet.

(c) **"MI-1" Blocks, Lots, Streets, Sidewalks, Parking & Loading Design --**
(same as "RD" district with the following exceptions)

- (1) Streets - (not applicable)
- (2) Parking and Loading - (not applicable)
- (3) Minimum building setback requirements.. In addition to the requirements set forth in Section 35-310, Table 320-1, any property adjoining a collector street, primary or secondary arterial streets, or freeway must comply with the minimum setbacks in Table 35-310.18(c)(3).
- (4) All self-standing wireless communication transmission towers shall adhere to the minimum building setbacks set forth in Table 35-310.18(c)(5).
- (5) Building setback requirements as illustrated in Table 35-310.18(c)(5)...

Table 35-310.18(c)(5)
Building Setback Requirement for MI-1 District

Adjoining Street Classification	Minimum Building Setback Requirement
Collectors or Avenues	30 feet from any property line adjoining a collector street
Primary and Secondary Arterials, or Boulevards and Main Streets	40 feet from any property line adjoining a primary or secondary arterial street
Freeways or Parkways	50 feet from any property line adjoining a freeway

** As described in Table 506-1, Table 506-2, and pursuant to the Major Thoroughfare Plan*

Reference: Sec. 35-506 Transportation and Street Design:
Tables 506-1 and 506-2 explain both Conventional and Traditional street classifications.

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(6) Off-Street Loading.

A. Principal vehicle access to and from the site shall be from a primary driveway.

B. All loading berths shall be located on the same lot as the building or use to be served, shall be located behind the building, or shall be located at the sides of a building if fully screened from public view, and shall not occupy the required front yard setback space.

C. Loading docks shall be screened from the public right-of-way.

(d) "MI-1" Parks & Open Space -

No park or open space dedication is required. 15% of the site shall be retained in permanent open space with either undisturbed natural plant materials or maintained landscaped areas.

(e) "MI-1" Building Design & Articulation -

Buildings within 100 foot of any public right-of-way shall conform to the following standards:

(1) Exterior wall finish for non-residential buildings. Any exterior wall located partially or wholly within 100 feet from the edge of the public right-of-way shall be masonry, except for doors, windows and trim. Masonry shall mean brick, stone, or stucco, or similar material. Stucco shall not comprise more than 50 percent of the exterior finish.

(2) Refuse collection. Refuse containers shall be located away from public rights-of-way and business entrances, must not interfere with traffic circulation or site parking, and shall be completely screened from public view with materials similar to or compatible with buildings located on the same site.

(3) Mechanical equipment and appurtenances. Cooling towers, vents, stacks, ventilating fans, and other rooftop and ground-mounted mechanical units located partially or wholly within 100 feet from the edge of the public right-of-way shall be integrated into the design of the structure in a manner that is integral to the architectural form of the building.

(f) "MI-1" Signs - (same as "UD" District)

(g) "MI-1" Buffers - (same as "UD" District)

(h) "MI-1" Natural Resource Protection - (same as "UD" districts)

(i) "MI-1" Master Plan Consistency - (same as "UD" districts provided that no residential uses are permitted)

(j) **"MI-1" Performance Standards**

Mechanical operations. All mechanical repairs shall be conducted inside a building or under a roof and screened from public view.

Air pollution. All uses shall operate in compliance with the most current revision of the regulations of the Texas Commission on Environmental Quality codified in the Texas Administrative Code, Title 30, Chapter 101, "General Air Quality Rules."

Noise. All uses shall comply with the provision of Chapter 21, Article III of the City Code, "Noise," and shall not create a noise nuisance as defined in Article III of Chapter 21.

Glare and heat. No direct or sky-reflected glare so as to be visible at the lot line shall be permitted. These regulations shall not apply to signs or floodlighting of parking areas otherwise permitted by this ordinance. There shall not be emission or transmission of heat or heated air so as to be discernible at the boundary of the lot line.

Vibration. All machines shall be so mounted as to minimize vibration and no vibration shall be produced which is discernible without the aid of instruments at the boundary of the lot line.

Noxious odors. The un-permitted emission of any odors that are discernible without the aid of instruments shall be prohibited beyond the boundary of the lot line.

Toxic and liquid wastes. The un-permitted discharge of any toxic or liquid waste material into any outdoor watercourse or drainage way shall be prohibited.

Fire and explosion. All activities and all storage of flammable and explosive materials shall be provided with adequate safety and fire-fighting devices in accordance with the Uniform Fire Code as adopted by the city. The storage of petroleum and other flammable products is permitted only as required for incidental uses and is prohibited in above ground tanks greater than 25 gallons, unless otherwise constructed and registered in accordance with Texas Commission on Environmental Quality regulations governing such product storage and use.

Radioactive materials. No operation shall cause radioactivity at any lot line in violation of the regulations of the Nuclear Regulatory Commission as set forth in Title 10, Chapter 1, Part 20 of the code of Federal Regulations, and all applicable regulations of the State of Texas.

Electromagnetic radiation. No operation shall be conducted which shall adversely affect the performance of electromagnetic radiators or receptors other than those of the creator of the radiation.

Industrial waste monitoring. Upon request of the City Fire Department, the City Environmental Services Department, or San Antonio Water System, any person operating an activity within this district shall provide, to the requesting agency's satisfaction, documentation evidencing the characterization, handling, and disposal of any industrial waste generated within the district. Documentation that will satisfy the characterization inquiry includes process knowledge literature and/or waste analysis records.

Material safety data. Upon request of the City Fire Department, independent of the Federal Emergency Planning and Community Right to Know Act, (EPCRA) any person operating an activity within this district shall provide copies of Material Safety Data Sheets (MSDS) for material maintained, stored, or used within the district. The materials, subject to this section, are those materials whose properties for volatility, flammability, explosive potential, corrosiveness, radioactivity, or other toxic or hazardous property qualify their listing in the North American Emergency Response Guidebook, current addition and as amended.

Petroleum and Natural Gas Extraction and Production.

- (1) General. The operator is responsible for compliance with this section during all operations at the well. Any violation of any valid law or of any valid rule, regulation or requirement of any city, state or federal regulatory body having jurisdiction with reference to drilling, completing, equipping, operating, producing, maintaining, or abandoning oil or gas wells or related appurtenances, equipment or facilities or with reference to firewall, fire protection, blow out protection or safety or persons or property shall be in violation of this section.
- (2) Well head setbacks.
No well shall be drilled or re-entered for deepening or conversion, the surface location of which is:
 - A. within less than the height of the drilling rig plus twenty-five (25) feet from any street, alley or utility easement, unless the operation obtains a variance from the Board of Adjustment.
 - B. within less than four hundred (400) feet from any residence or other permanent structure intended for human occupancy, unless the operator obtains a variance from the Board of Adjustment for which the operator provides notarized affidavits from all affected property owners within four hundred (400) feet of the proposed well stating consent of the proposed drilling or re-entry activity for deepening or conversion.

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- C. within less than four hundred (400) feet from any exterior boundary line or six hundred (600) feet from any building or land used by any public or parochial school, college, university, or hospital, or which is occupied by a church or a public building, unless the operator obtains a variance from the Board of Adjustment for which the operator provides notarized affidavits from all affected property owners within six hundred (600) feet from the proposed well stating consent to the proposed drilling or re-entry activity for deepening or conversion.
- D. Within less than four hundred (400) feet from the exterior boundary line of lands utilized for cemeteries or public parks, unless the operator obtains a variance from the Board of Adjustment.
- E. No well shall be re-entered for reworking which does not involve deepening or conversion, or re-entry activity for plugging and abandonment, the surface location of which is within less than two hundred (200) feet from any residence or other permanent structure intended for human occupancy, unless the operator obtains a variance from the Board of Adjustment for which the operator provides notarized affidavits from all affected property owners within two hundred (200) feet of the proposed well stating consent of the proposed re-entry activity for reworking, which does not involve deepening or deepening or conversion, or re-entry for plugging and abandonment.

- (3) Pipelines. Before any excavation or construction work is commenced on any pipeline to move oil, gas, water or other product to and from a well site, on, over under, along or across any city street, sidewalk, alley or other city property, a franchise shall first be obtained from the City Council. No operator shall interfere with or damage any existing storm sewer, drainage facility, water line, sewer line or gas line, or facility of a public utility located on, under or across the course of any such pipeline.
- (4) Premises to be kept clean. All surface areas utilized by an operator for production facilities shall be kept clear of dry grass, weeds and combustible trash or other rubbish or debris that would, if allowed to accumulate, result in a fire hazard. In the event the operator does not keep the premises clean, the Director may have it contracted and the payment of such work performed shall constitute a valid lien against the property.
- (5) Public nuisance declared. No person shall conduct any well operation in a manner that would create a noise, odor or vibration detrimental to the health, safety or welfare of the surrounding neighborhood or any considerable number of persons. Such operation is hereby declared to constitute a public nuisance and subject to the provisions of Article V, Section 14-61 through Section 14-67 of the Municipal Code.

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35-310.19 Mixed Heavy Industrial "MI-2"

(a) "MI-2" Purpose

The Mixed Heavy Industrial District "MI-2" is established to encourage the development of commercial, light and heavy industrial uses that are internally compatible in an effort to achieve a well designed development and provide a more efficient arrangement of land uses, building, and circulation systems. These districts are located for convenient access from existing and future arterial thoroughfares and railway lines. Furthermore, these districts shall protect and enhance the rural character of the area, attract sources of economic development and growth, promote clean industry, and minimize the adverse affects to adjacent uses.

The "MI-2" District implements the following goals and policies of the Master Plan:

- Support and encourage efforts to diversify the economic base of San Antonio. (Economic Development, Policy 1e)
- Promote the safe storage of hazardous materials in locations that do not endanger neighborhoods. (Natural Resources, Policy 1g)
- Achieve a sustainable balance between the conservation, use and development of San Antonio's natural resources. (Natural Resources, Goal 3)
- Encourage retention of the 100-year floodplains as natural drainage ways without permanent construction, unnecessary straightening, bank clearing, or channeling. (Natural Resources, Policy 1d)
- Develop urban design policies and standards which integrate and coordinate planning for historic and cultural resources, public facilities and services, and private development, infrastructure, transportation, arts and cultural resources, libraries parks and recreation, health and human service facilities. (Urban Design, Policy 1b)

(b) "MI-2" Uses

The Mixed Heavy Industrial "MI-2" district permitted uses are enumerated in Table 311-2b.

- (1) Single Family Residential Use - "MI-2" districts do not allow single family residential uses other than on-site caretakers.
- (2) Multi-family Residential Use - (see Table 311-2b)
- (3) Commercial Village Centers - (same as for "MI-1" districts).
- (4) Exceptions to the Commercial Village Center - (same as for "MI-1" districts).

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- 1247 (c) **"MI-2" Blocks, Lots Streets, Sidewalks, Parking & Loading Design** (same as "MI-1"
1248 district)
1249
1250 (d) **"MI-2" Parks & Open Space** - (same as for "MI-1" district)
1251
1252 (e) **"MI-2" Building Design & Articulation** - (same as for "MI-1" district)
1253
1254 (f) **"MI-2" Signs** - (same as for "UD" districts)
1255
1256 (g) **"MI-2" Buffers** - (same as for "UD" districts)
1257
1258 (h) **"MI-2" Natural Resource Protection** - (same as "UD" districts)
1259
1260 (i) **"MI-2" Master Plan Consistency** - (same as "UD" districts provided that no residential
1261 uses are permitted)
1262
1263 (j) **"MI-2" Performance Standards** - (same as for "MI-1" district)
1264
1265
1266
1267
1268
1269

Appendix "A"

DEFINITIONS

Agricultural use – The raising of livestock or growing of crops, fruits, flowers, and other naturally grown products as a business venture for profit. (source: Derivation of Agricultural Use-Value: Bexar County Texas – 2002).

Conservation easement - A conservation easement is a deed restriction that landowners voluntarily place on their property to protect resources, such as productive agricultural land, ground and surface water, wildlife habitat, historic sites or scenic views. They are used by landowners (grantors) to authorize a qualified conservation organization or public agency (grantee) to monitor and enforce the restrictions set forth in the agreement. Conservation easements are flexible documents tailored to each property. The landowner usually works with the prospective grantee to decide which activities should be limited, to protect specific resources. Agricultural conservation easements are designed to keep land available for agriculture. Source: American Farmland Trust

100-year Floodplain: Land in a the floodplain within a community subject to a one percent or greater chance of flooding in any given year and the area is designated as a Federal Emergency Management Agency (FEMA) Zone A, AE, AH, or AO on the Flood Insurance Rate Maps.

Regulatory 100-year Floodplain: Land within the community subject to flooding during 100-year frequency storm event assuming ultimate development has occurred throughout the watershed. The Regulatory 100-year Floodplain is limited to the reach of the stream which is designated as an area of special flood hazard on the Flood Insurance Rate Maps.